

TO: Honorable Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: December 4, 2003

FROM: George M. Burgess
County Manager

SUBJECT: Governmental Facilities Hearing
DERM Belen Stormwater Pump
Station Addition GF03-10

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection, construction and operation of a stormwater pump station for the Belen Drainage Improvement Project. This item has been prepared by General Services Administration at the request of the Department of Environmental Resources Management (DERM) and is recommended for approval.

LOCATION: Intersection of SW 6th Street and SW 120th Avenue, in southwest Miami-Dade County.

FACILITY DESCRIPTION: The Department of Environmental Resources Management proposes to erect, construct and operate a stormwater pump station and its emergency generator at the intersection of SW 6th Street and SW 120th Avenue, as part of the Belen Drainage Improvement Project.

The Belen Drainage Improvement Project is a regional project covering an area of 1.5 square miles. The boundaries of this drainage project are NW 6th Street to the north, NW/SW 118th Avenue to the east, Tamiami Canal to the South and SW/NW 132nd Avenue to the west. This area experienced severe flooding problems during Hurricane Irene in 1999 and the "No Name Storm" of October 2000. These events caused severe damage to the existing roadways and impacted several homes within the above-mentioned boundaries. In addition, flood water levels rendered some of the roadways impassable by emergency vehicles.

Through a property search of the target area, a suitable vacant County-owned site was identified at the intersection of SW 6th Street and SW 120th Avenue. The proposed one tenth (1/10) of an acre site lies in close proximity to another pump station in the area's drainage system. That station, located on SW 127th Avenue and SW 6th Street, was approved by the Board on October 23, 2001 via Resolution R-1103-01, and is currently under construction. The proposed project is also included in DERM's Six Year Capital Improvement Plan.

JUSTIFICATION:

Preliminary engineering evaluations and studies of the area by DERM have indicated that low land elevations and lack of drainage infrastructure, compounded by a high ground water table, were the primary cause of the flooding experienced in the past in Southwest Miami-Dade County. These findings led to the implementation of a stormwater drainage system with an interconnected system of French drains. The purpose of this drainage improvement project is to facilitate the evacuation of the stormwater runoff and reduce the levels and duration of flooding during major storms.

DEVELOPMENT SCHEDULE:

Site design is underway and is expected to be completed by January 2004. Construction of the project is expected to be completed 12 to 18 months later.

FUNDING SOURCE:

75% of the funding for the project has been allocated from the Federal Emergency Management Agency (FEMA), 12.5% from the Florida Department of Community Affairs (FDCA), and 12.5% from the Miami-Dade County Storm Water Utility fee. The budget for the entire drainage project is estimated at \$16,000,000.00. The project is included in DERM's Six Year Capital Improvement Plan.

SITE REVIEW COMMITTEE:

The Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed this project on July 16, 2003 and granted their endorsement for approval.

COMMUNITY COUNCIL:

The project was presented to Community Council #10 on October 1, 2003. The council members unanimously recommended approval and gave full support for development of the project.

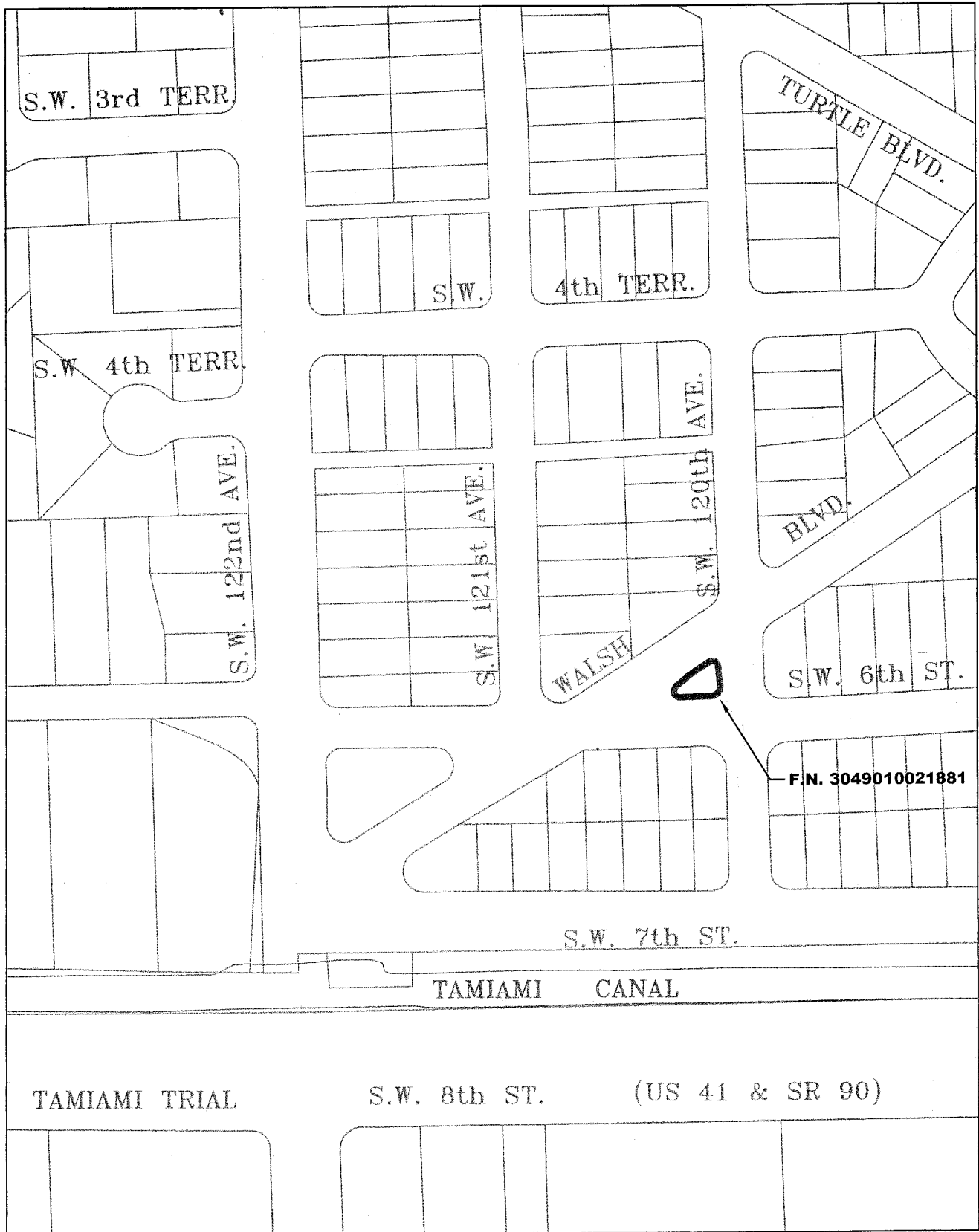
PUBLIC HEARING

Section 33-303 of the Code of Miami-Dade County provides that a favorable public hearing before the Board of County Commissioners is required prior to the construction or operation of a facility on County-owned property located in the unincorporated areas of Dade County. The Board may only authorize use, construction and operation of such facilities after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding property. The attached report from the Miami-Dade County Site Review Committee addresses these factors.



Assistant County Manager

PROPOSED PUMP STATION LOCATION DRAINAGE IMPROVEMENT PROJECT



SCALE: 1" = 200'

LOCATION MAP

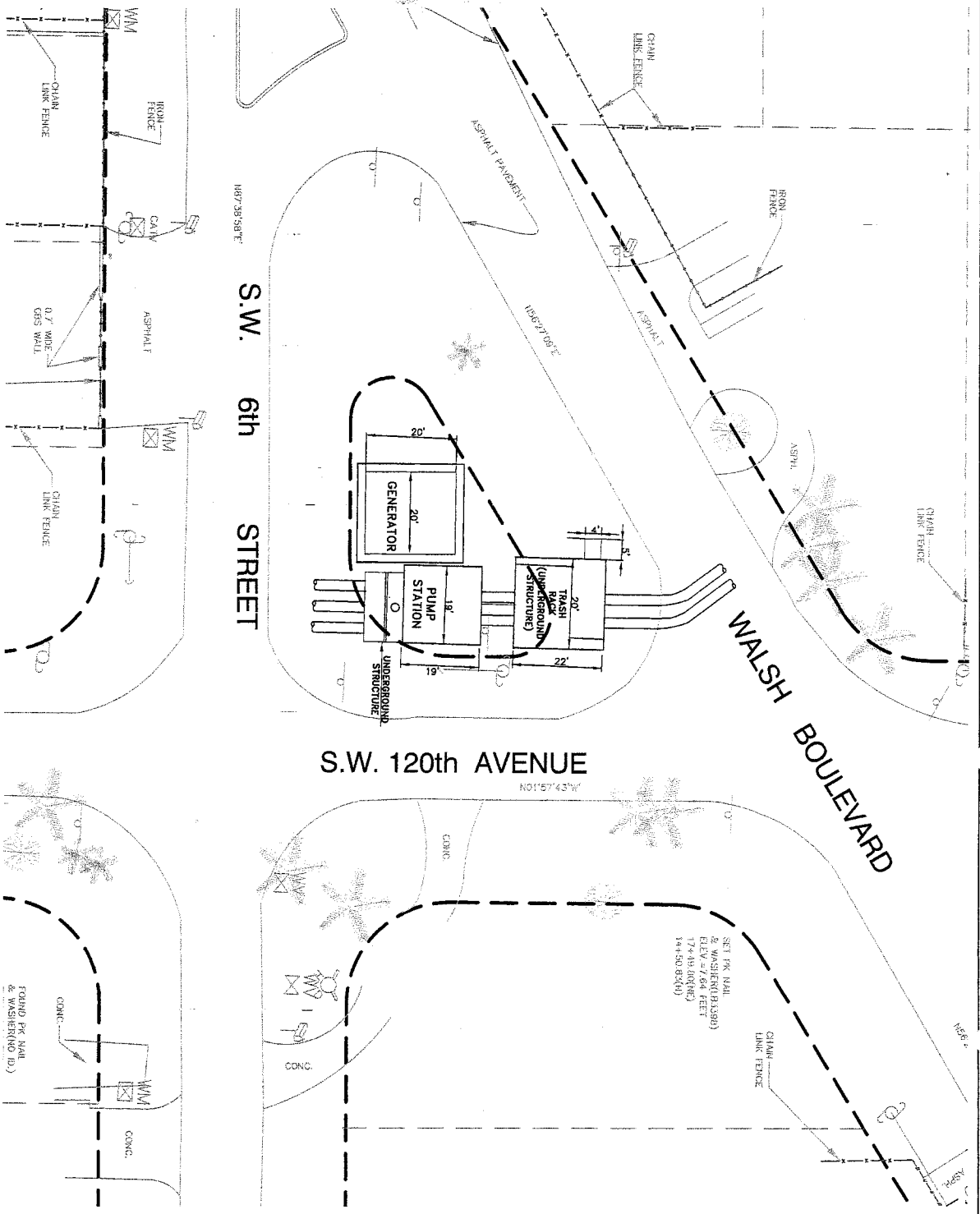
PROPERTY BOUNDARY

LEGEND

- MAIL BOX
- Metal Light Pole
- Guy Wire
- Utility Power Pole
- Fire Hydrant
- Water Meter
- Electric Box
- Telephone Box
- Sewer Manhole
- Traffic Sign
- Catch Basin
- Drainage Manhole
- Property Corner
- Light Pole
- Gas Valve
- Water Valve
- Water Manhole
- Telephone Manhole
- Unknown Manhole
- Spot Elevation
- T.B.M. - Temporary Bench mark
- Diameter-Spread-Height
- Right of Way Lines
- EDGE OF PAVEMENT

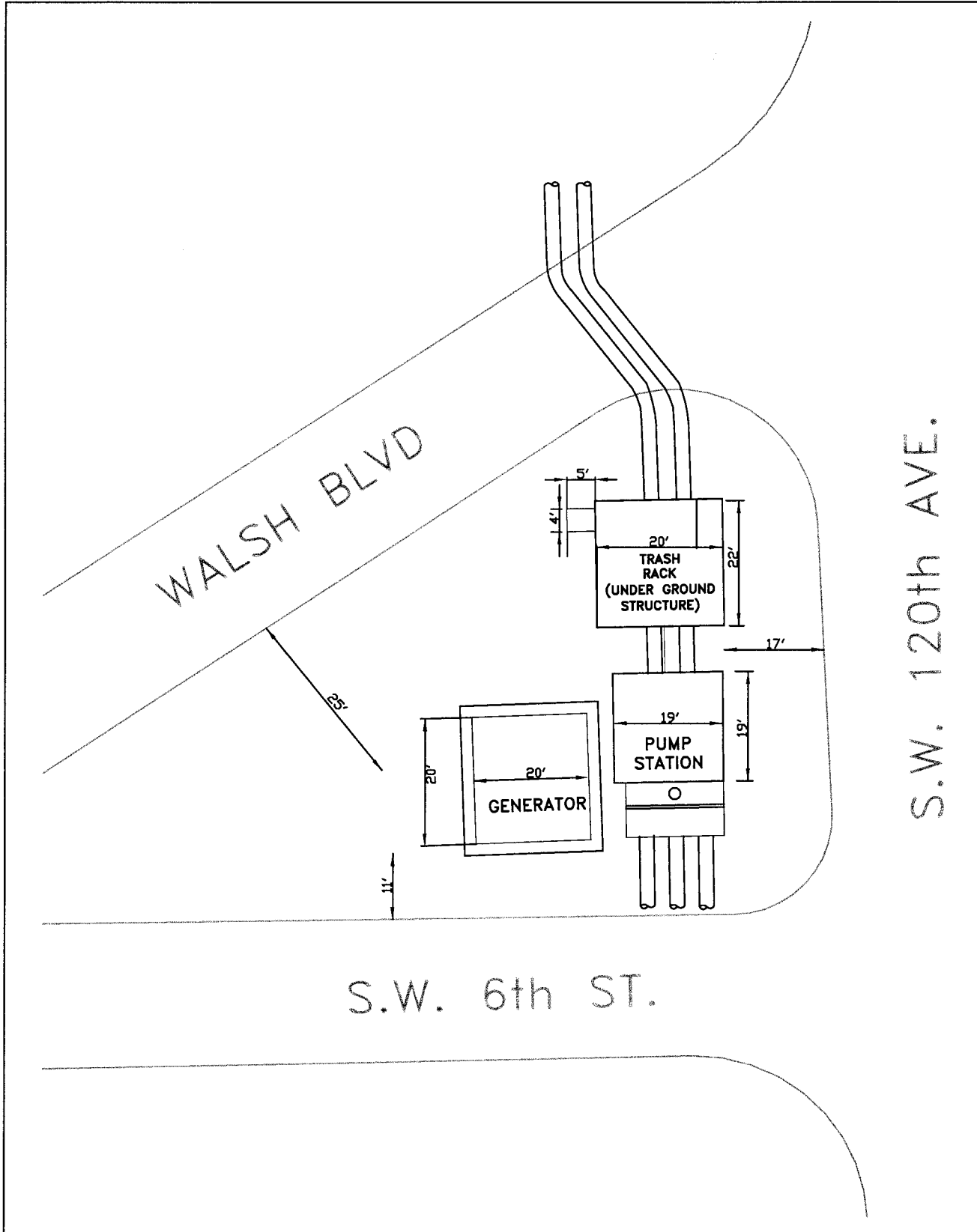
ABBREVIATIONS

- R/W Right-of-Way Line
- P/L Property Line
- I.D. Identification
- C.S. Concrete Slob
- C.B.S. Concrete Block Structure
- Center Line
- Survey Line
- P.B. Plot Book
- PG. Page
- ASPH. Asphalt
- CONC. Concrete
- D.W.Y. Driveway
- INV. Inverts



DESIGN BY: ANTONIO COTARELO, P.E.	DATE: 06-14-03	MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT STORMWATER UTILITY		BELEN PUMP STATION SITE # 2	PROJECT NO. BELENPUMP#2.DWG	SHEET NO. 1
DRAWN BY: LL	DATE:				OF 1	SHEETS
CHECKED BY: AB	DATE:				REVISED:	

BELEN
PUMP STATION SITE 2




SCALE: 1" = 25'

LOCATION MAP




MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: December 4, 2003

FROM: 
Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 4 (PP)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☒ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 4 (PP)
12-4-03

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ERECTION,
CONSTRUCTION AND OPERATION OF THE
STORMWATER PUMP STATION AND EMERGENCY
GENERATOR AS PART OF THE BELEN DRAINAGE
IMPROVEMENT PROJECT LOCATED AT THE
INTERSECTION OF SW 6TH STREET AND SW 120TH
AVENUE, IN COMPLIANCE WITH SECTION 33-303 OF THE
CODE OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board hereby finds and declares that the erection, construction and operation of the stormwater pump station and emergency generator located in at the intersection of SW 6th Street and SW 120th Avenue, more specifically described as follows:

SWEETWATER GOLF COURSE TOWNSITE UNNUMBERED BLK
W OF BLK 19 and S of BLK 21 PB 17-3, LOT SIZE 50 X 89, according
to the Public Records of Miami-Dade County, Florida.

is necessary to provide for and protect the public health, safety and welfare of the citizens and residents of Miami-Dade County, Florida, and in so finding, has considered, among other factors, the type of function involved, the public need therefore, the land use pattern in the area, and the nature of the impact on the surrounding property.

Section 2. This Board approves the recommendations in the attached memorandum and authorizes the County Manager to take appropriate action to accomplish them.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson	
Katy Sorenson, Vice-Chairperson	
Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorin D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of December, 2003. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Joni Armstrong Coffey

MEMORANDUM

TO: George M. Burgess
County Manager

DATE: October 10, 2003

FROM: Site Review Committee

SUBJECT: Governmental Facilities Hearing
DERM Belen Pump Station Addition
GF03-10

RECOMMENDATION

This application was reviewed by the Site Review Committee. All committee members recommend approval of erection, construction and operation of a stormwater pump station for the Belen Drainage Improvement Project. The Miami-Dade County Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations.

BACKGROUND

The Department of Environmental Resources Management (DERM) proposes to erect, construct and operate a stormwater pump station and its emergency generator at the intersection of SW 6th Street and SW 120th Avenue, as part of the Belen Drainage Improvement Project.

The boundaries of this drainage project are NW 6th Street to the north, NW/SW 118th Avenue to the east, Tamiami Canal to the South and SW/NW 132nd Avenue to the west. This area experienced severe flooding problems during Hurricane Irene in 1999 and the "No Name Storm" of October 2000. These events caused severe damage to the existing roadways and impacted several homes within the above-mentioned boundaries. The flood water levels rendered some of the roadways impassable by emergency vehicles.

Preliminary engineering evaluations and studies of the area by DERM have indicated that low land elevations and lack of drainage infrastructure, compounded by a high ground water table, were the primary cause of the flooding experienced in the past in Southwest Miami-Dade County. These findings led to the development of a network of stormwater pump stations with interconnected French drains. The purpose of this drainage improvement project is to facilitate the evacuation of the stormwater runoff and reduce the levels and duration of flooding during major storms.

Through a search of the target area, a suitable vacant County-owned site was identified at the intersection of SW 6th Street and SW 120th Avenue. The proposed one tenth (1/10) of an acre site lies in close proximity to another pump station in the system, which is in development at SW 127th Avenue and SW 6th Street, and which was approved by the Board of County Commissioners on October 23, 2001 via Resolution R-1103-01. The project is also included in DERM's Six Year Capital Improvement Plan.

DESCRIPTION OF FACILITY FUNCTION

The proposed facility will include a 20'X20' generator sited in the center of the triangular-shaped parcel. A 19'X19' pump station will be placed on the west side of the generator. An underground trash collection structure that will connect to the pump station will lie to the south of the pump station and generator. The diesel powered emergency generator will operate only during power shortages, except for brief periods for routine testing and maintenance.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The Comprehensive Development Master Plan (CDMP) Adopted 2005 and 2015 Land Use Plan map designates the subject property as Low Density Residential, 2.5 to 6 dwelling unit per gross acre. The subject property is a triangular-shaped parcel located between Walsh Boulevard to the northwest and SW 6th Street to the south, and SW 120th Avenue to the east. All surrounding land uses are residential with a Low Density Residential land use designation.

Residential Communities:

The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of development mix of land uses, and their relationships. (Land Use Element, page 1-20.2).

Also, the following section of the Land Use Element discusses public facilities:

Institutional and Public Facilities:

Neighborhood or community-serving institutional uses and utilities including schools and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Major utility facilities should generally be guided away from residential areas, however. When considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan (Land Use Element, pages 1-43 and 1-44).

Policy 1E:

In conducting its planning, regulatory, capital improvement and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic (Land Use Element, page 1-3).

Policy 2B

Priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) map. Second priority shall support the staged development of the Urban Expansion Area (UEA). Urban services and facilities which support or encourage urban development in Agriculture and Open Land areas shall be avoided, except for those improvements necessary to protect public health and safety and which service the localized needs of these non-urban areas. (Land Use Element, page 1-5).

Policy 4G

Through its planning, regulatory, capital improvements and intergovernmental coordination activities, Dade County shall seek to ensure that suitable land is provided for placement of utility facilities necessary to support proposed development. Necessary utility facilities may be located throughout Dade County in all land use categories as provided in the "Interpretation of the Land Use Plan Map" text (Land Use Element, page 1-10).

Drainage is discussed in the Conservation, Aquifer Recharge and Drainage Element:

Objective 5

Dade County shall continue to develop and implement stormwater master plans, and cut and fill criteria as necessary to provide adequate flood protection; correct system deficiencies in County maintained drainage facilities; coordinate the extension of facilities to meet future demands throughout the unincorporated area; and maintain and improve water quality. Plans for all basins in the County shall continue to be prepared sequentially with the last plans being completed by 2007, and sooner if additional funding is obtained, and implementing actions recommended in each basin plan shall commence immediately after the applicable plan is approved. Outside of the Urban Development Boundary the County shall not provide, or approve, additional drainage facilities that would impair flood protection to easterly-developed areas of the County, exacerbate urban sprawl or reduce water storage (Conservation, Aquifer Recharge and Drainage Element, page IV-7).

The Application also furthers the following Policies of the Land Use Element of the CDMP:

The application would permit a stormwater pump station and emergency generator to be placed on a small, residentially designated parcel located between three roadways. The pump station would benefit the immediate neighborhood and is surrounded on all sides by roadways. The stormwater pump station is a utility facility permitted in Residential Communities designated areas. This application is therefore, consistent with the CDMP.

EXISTING LAND USE PATTERN

	<u>Land Use Plan Designation</u>
<u>Subject Property:</u>	
RU-1A; Vacant	Low Density Residential, 2.5 to 6 du
<u>Surrounding Properties:</u>	
NORTH: RU-1; Single Family Residences	Low Density Residential, 2.5 to 6 du
SOUTH: RU-1; Single-Family Residences	Low Density Residential, 2.5 to 6 du
EAST: RU-1; Single-Family Residences	Low Density Residential, 2.5 to 6 du
WEST: RU-1; Single-Family Residences	Low Density Residential, 2.5 to 6 du

IMPACT OF FACILITY ON SURROUNDING LAND USE

The approval of this application would allow a stormwater pump station and emergency generator to be placed on the small parcel located between three roadways. The pump station will benefit the immediate residential neighborhood by reducing the flooding problems experienced in the area. However, staff of the Department of Planning and Zoning is of the opinion that the facility, as planned, will have a negative visual impact on the surrounding neighborhood and recommends a buffer in the form of trees and hedges to envelop the facility.

STAFF RECOMMENDATIONS

The **Department of Planning and Zoning**, Zoning Section recommends that this application be approved, subject to the following conditions:

CONDITIONS:

1. That a plot use plan be submitted to and meet the approval of the Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be basically in accordance with the plan submitted for the hearing entitled, "Belen Pump Station Site #2 Drainage Improvement Project, prepared by Miami-Dade County Department of Environmental Resources Management Stormwater Utility, last dated 6/14/03 consisting of one (1) sheet.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department of Planning and Zoning for its review and approval at the time of building permit a landscaping plan which indicates the type of plant material and size to be installed prior to final construction sign off.
5. That the applicant install trees having a minimum height of 12' and spaced at 25' on center along the entire site's perimeter. Said trees shall be of a species native to South Florida.
6. That a hedge, 3' high at time of planting, be installed along the generator and pump station perimeters. Said hedge shall be of a species native to South Florida.

The **Public Works Department** recommends approval of the proposed project and raises no objections on the plans as presented to the Site Review Committee.

The **Public Works Department - Traffic & Highway Engineering** has reviewed the application and has no objections based on the following conditions:

1. No roadway projects are planned by Public Works Department which would interfere with this proposed project.

The **Fire Rescue Department** makes the following recommendation, and recommends approval based on the following conditions:

1. The closest fire rescue station to this area is the Sweetwater Station #29, located at 351 SW 107th Avenue. This station is equipped with a rescue, and an advanced life support 50' squirt and can provide an approximate 2-3 minute response.
2. Compliance with all applicable Life Safety and NFPA codes is required.

3. Future development and construction plans include Tamiami Fire Rescue Station. The station will be located at SW 127th Avenue and SW 6th Street. The anticipated date for on-line service at the facility will be in the year 2006. The station will provide a less than 2-minute response time for emergency calls in the area.

Upon final design of the site plan, it will be necessary for the plans to be reviewed by the Fire and Water Engineering located at 11805 SW 26th Street, Miami. (786) 315-2775.

The **Miami-Dade Water & Sewer Department** makes the following recommendation:
The Water and Sewer has no objection to the project as presented. Representatives of the project indicate no need for water/sewer service.

The **Department of Environmental Resources Management** has reviewed the subject application and offers the following comments:

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject property is not located in jurisdictional wetlands as defined in Chapter 24-3 and Chapter 24-58 of the code, therefore, A class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE) , the State of Florida Department of Environmental Protection, (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. It is the applicant's responsibility to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.


Concurrency Review Summary:


The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.


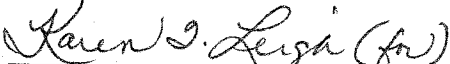
This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.


In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

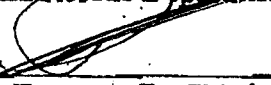
MIAMI-DADE COUNTY SITE REVIEW COMMITTEE
Application 03GF10
BELEN STORMWATER PUMP STATION ADDITION



Fernando, Alonso Chief
Right-of-Way Division
Public Works Department

Esther Calas, Assistant Director
Public Works Department
Traffic & Highway Engineering
for _____
Diane O'Quinn Williams, Director
Department of Planning and Zoning

Barbara Matthews, Manager
Capital Improvements and Planning
~~Fire and Rescue Department~~

Alyce M. Robertson, Assistant Director
Department of Environmental
Resources Management

Phillip Torres, P.E., Chief
Plans Review Section
Department of Water & Sewer

Bernard McGriff, Director
General Services Administration